

## **5.4 Aesthetics**

### **5.4.1 Environmental Setting**

The present appearance of the Musick site is described below. Of importance, however, is the degree to which the site is shielded from view from the surrounding area. Very limited opportunity to view the site now exists from any property accessible to the public (i.e., the MCAS-El Toro constitutes the most prominent area from which the site can be viewed), and most of the areas to the east which would otherwise be able to see the site have such views obscured by terrain and trees. From the south, views are obscured by buildings in the Irvine Spectrum. Only motorists southeast-bound on Irvine Boulevard can view the site to any significant degree, and only as they approach the Alton Parkway intersection.

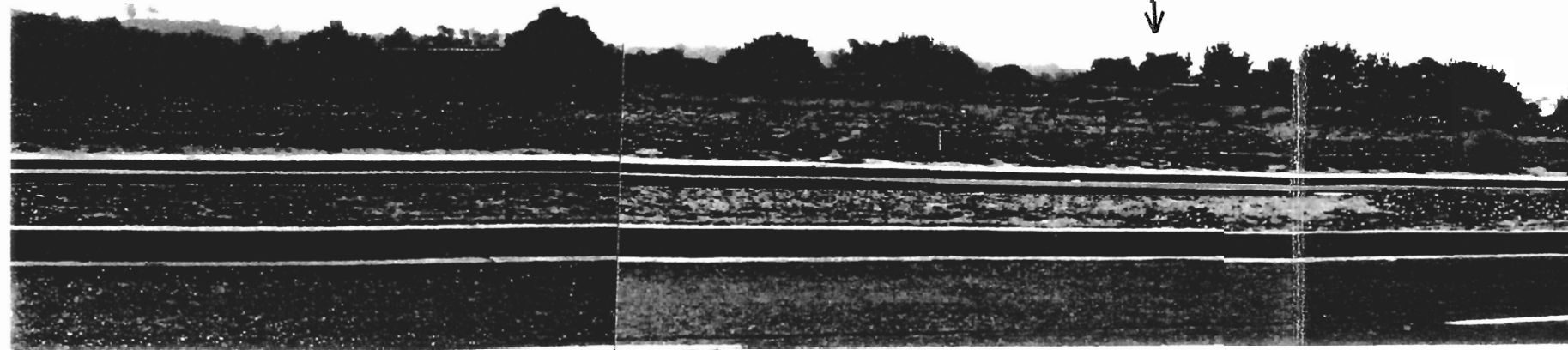
If the site were very visible, large agricultural plots, trees, a small knoll containing a reservoir, and low use buildings could be viewed. Exhibit 12 shows site photos from publicly accessible locations in the area.

### **5.4.2 Project Impacts Prior to Mitigation**

Over the years the County has endeavored to design jail buildings to look less institutional and more like office or standard industrial buildings, similar to what exists in Irvine Spectrum and might actually exist in Pacific Commercentre, the adjacent business park developments. Accompanied by walls and landscaping in given locations, the jail design offers a non-institutional impression to the ordinary viewer. In the vicinity of the Theo Lacy facility in Orange (a design similar to the one proposed here), a casual poll of patrons of the area revealed that few realized that the Theo Lacy building complex was a jail. (FRSEIR 499)

Exhibit 13 is an illustrative plan for the buildings and landscaping. Exhibit 7 in the Project Description section of this EIR may also be referred to for a representation of the elevations. The goal of the exterior design is to appear as office/industrial park buildings.

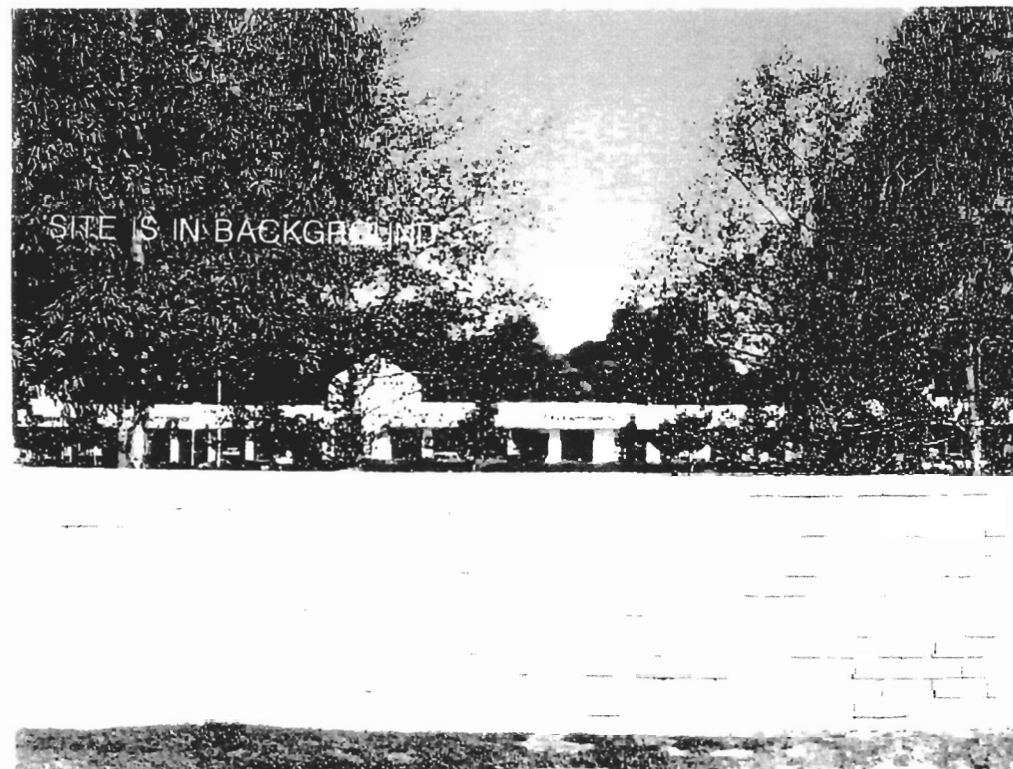
The height of the jail buildings is 45 feet. This compares to a maximum permitted building height in Irvine Spectrum of 50 feet, and 35-50 feet in height in Pacific Commercentre (actual height depends on a Part 77 determination). The existing buildings adjacent to the jail site in Irvine Spectrum are 20-30 feet in height, and there are no buildings yet constructed in Pacific Commercentre. A small tire store building exists between the jail and Bake Parkway which is approximately 16 feet in height. The pads in Pacific Commercentre are generally higher in elevation than the Musick site.



VIEW EAST FROM IRVINE BOULEVARD



PACIFIC COMMERCENTRE (FOREGROUND) &  
SPECTRUM IV (BUILDINGS) FROM RANCHO SERRANO



VIEW NORTHWESTERLY FROM PARK IN RANCHO SERRANO



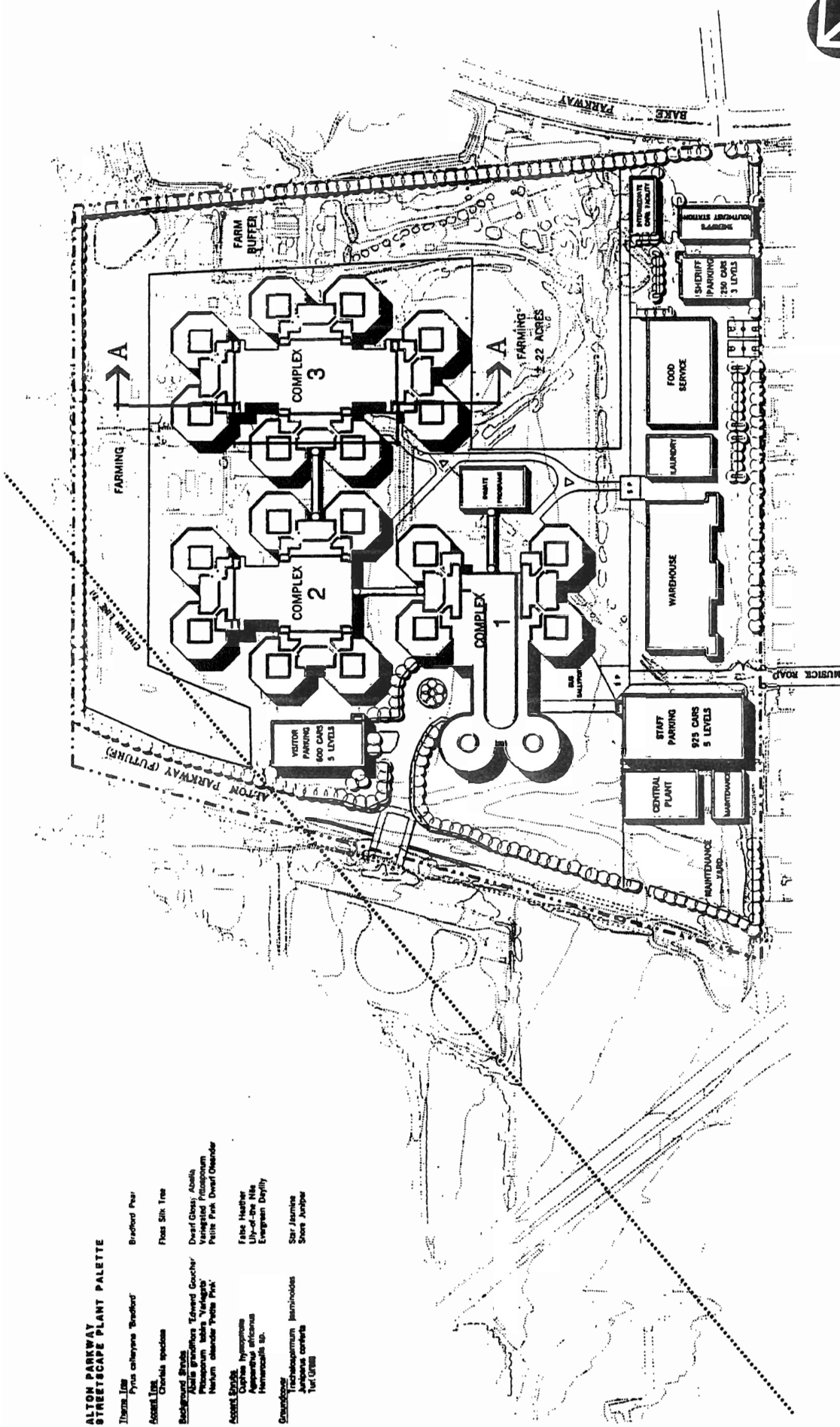
VIEW NORTH FROM PARK IN RANCHO SERRANO



ELEVATED (APPROX. 15 FEET) VIEW NORTH FROM  
PARK IN RANCHO SERRANO

**ALTON PARKWAY  
STREETSCAPE PLANT PALETTE**

- |                          |                                      |                          |
|--------------------------|--------------------------------------|--------------------------|
| <b>Tree Line</b>         | <i>Prunella corymbosa</i> 'Bradford' | Bradford Pear            |
| <b>Accent Tree</b>       | <i>Chionodoxa</i> species            | Pink Silk Tree           |
| <b>Background Shrubs</b> | <i>Abutilon</i> 'Brilliant'          | Dwarf Gloss Abutilon     |
|                          | <i>Philadelphus</i> 'Virens'         | Vine-leafed Philadelphus |
|                          | <i>Hamamelis</i> 'Purpurea'          | Purple Leaf Hamamelis    |
| <b>Accent Shrubs</b>     | <i>Quercus</i> 'Hymnorum'            | False Heather            |
|                          | <i>Apparition</i> 'affinis'          | Upright of the Nile      |
|                          | <i>Hamamelis</i> sp.                 | Evergreen Dogwood        |
| <b>Groundcover</b>       | <i>Andropogon</i> 'Spartan'          | Star Jasmine             |
|                          | <i>Andropogon</i> 'Spartan'          | Stems Juniper            |
|                          | <i>Andropogon</i> 'Spartan'          | Turf Grass               |



**JAMES A. MUSICK FACILITY EXPANSION**



**CULBERTSON, ADAMS & ASSOCIATES**  
PLANNING CONSULTANTS

**ILLUSTRATIVE PLAN**

**001800**

**EXHIBIT 13**

The ancillary buildings along the boundary with Irvine Spectrum are generally one and two stories in height, as follows, except where otherwise noted:

**Table 12**  
**Building Heights - Jail Support and Other On Site Facilities**

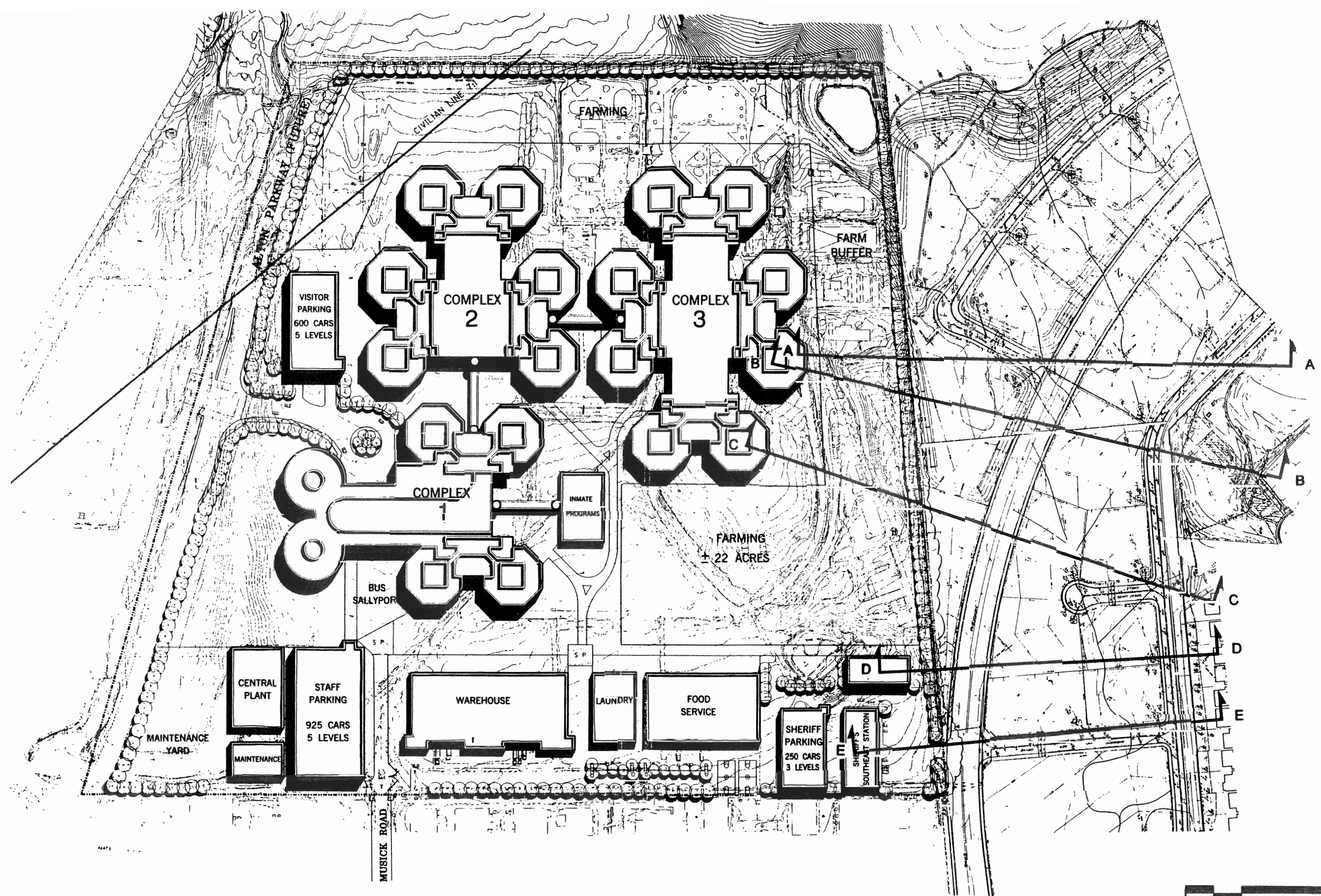
<b>Building</b>	<b>Height Above Ground</b>
Central Plant	28'
Maintenance	28'
Inmate Programs	28'
Warehouse	38'
Laundry	28'
Food Service	38'
Interim Care Facility	16'
Sheriff's Southeast Station	16'
Sheriff's Station Parking Garage	25'

From Alton Parkway, the minimum jail building setback is found at Complex 1 at approximately 100 feet. Complex 2 is setback approximately 330 feet. Between this complex and the road is the 45-foot tall visitors' garage, which is set back approximately 60 feet from Alton Parkway. Setbacks range from 10' from the property line to the Sheriff's Station and its garage, to over 100' from the property line for the warehouse, laundry and food service buildings.

Another important aesthetic feature introduced into the plan is the retention of 22± acres of farming as a buffer. The farm buffer on the east side, for example, constitutes a 250-foot setback from the easterly property line of Musick. To Complex 1, the setback from the common property line with Pacific Commercentre is approximately 890 feet. On the north side of the Musick site, a farm buffer has been planned for approximately 140 feet.

To better understand and analyze the aesthetic impacts of the project, a series of cross-sections were created. Exhibit 14 provides a cross section key for this adjacency analysis. Since it was assumed that residences and the park would potentially be the most affected by the expansion of the jail, several views were generated. Since the distance from the closest jail building to the closest home is 1,225 feet, the sections are necessarily long.





# JAMES A. MUSICK FACILITY EXPANSION

0 80 160 400 ft



## ADJACENCY ANALYSIS - SECTION REFERENCE MAP

These sections, presented in Exhibit 15, include intervening topography taken from the grading plans for Pacific Commercentre, an assumption of building height on those undeveloped pads as authorized by the zoning, and the pad elevation of the park, residential lot or wall studied. Viewer heights of 5 feet and 15 feet are assumed (to account for views from the second story of a residence). Residential pad elevations range from 439 to 441 feet MSL, and the park exhibits elevations of 440 to 445 feet MSL. Pacific Commercentre lots range from 440 to 444 feet MSL.

As can be seen from the sections, views from homes in Serrano Park are interrupted now by walls, landscaping and terrain when analyzed from a 5-foot — and even a 15-foot — viewer height. More distant views are possible from the second stories of these homes, still interrupted by vegetation on the Musick site. However, when Pacific Commercentre is constructed, with building heights of 35 to 50 feet, views of the jail buildings from residences will be virtually eliminated. Even if this were not the case, it is questionable whether any significant aesthetic effect would result from a 45-foot tall building of the design proposed for the jail when the shortest viewing distance is over 1,200 feet, a little less than one-quarter mile.

From Irvine Boulevard, the jail buildings will appear as typical institutional or industrial buildings not unlike structures elsewhere in Irvine Spectrum. This visual perception will continue along Alton Parkway. No significant scenic vistas will be blocked by the presence of these buildings. Therefore, no impacts were found in this area of inquiry.

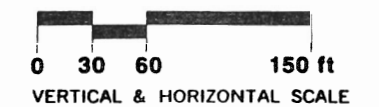
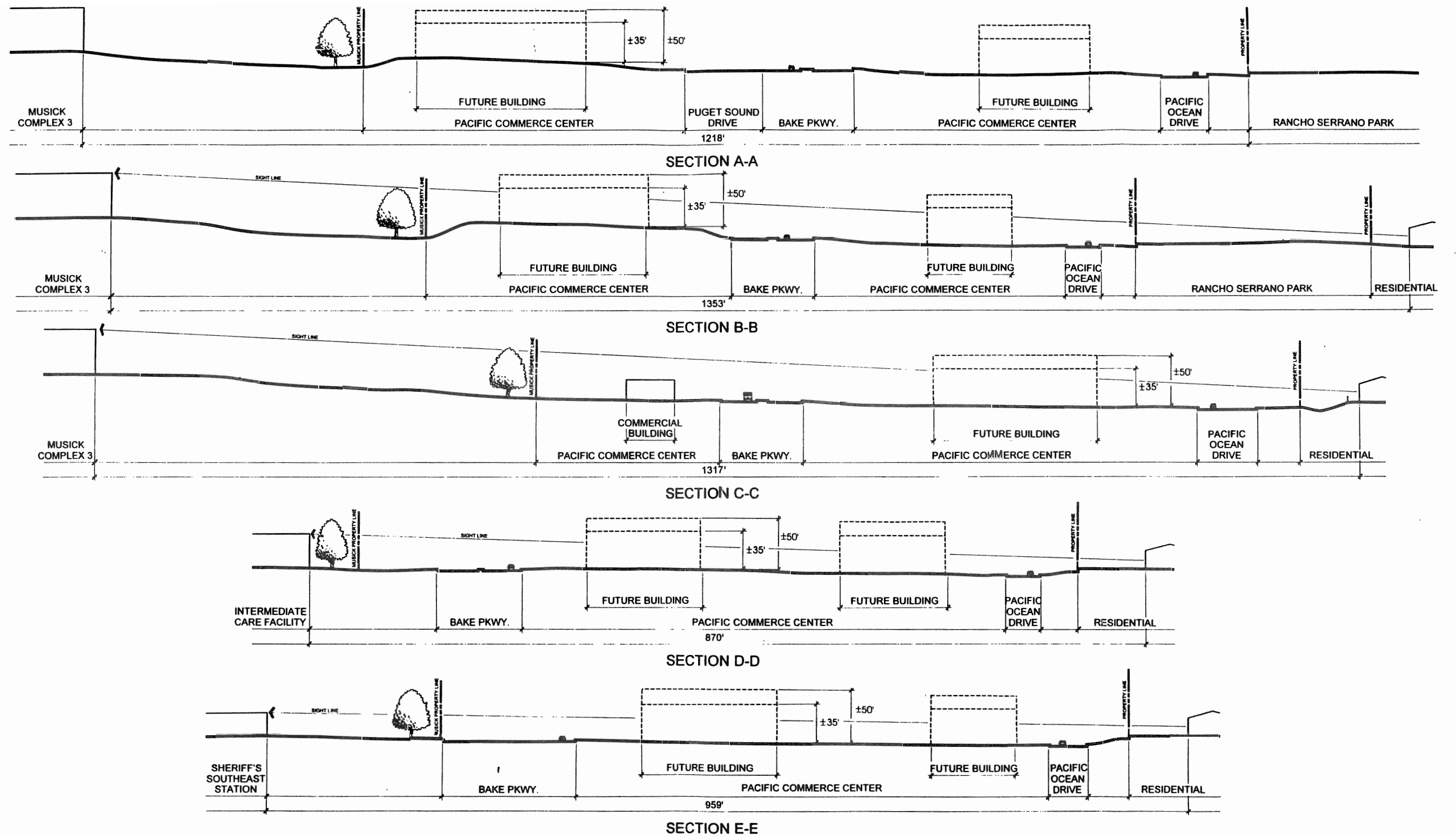
Due to the design of the elevations of the jail, its location abutting two areas zoned for industrial park (not counting the Reuse Plan proposals on the remaining two sides for institutional/industrial uses), the setbacks, the farming buffer and the landscape concept, it is concluded that no aesthetic impacts will result from this project. The mitigation measures recited below is for the purposes of mitigation monitoring.

The Illustrative Plan in Exhibit 13 depicts the streetscape plan proposed for Alton Parkway which is intended to harmonize the Musick Jail with surrounding land uses.

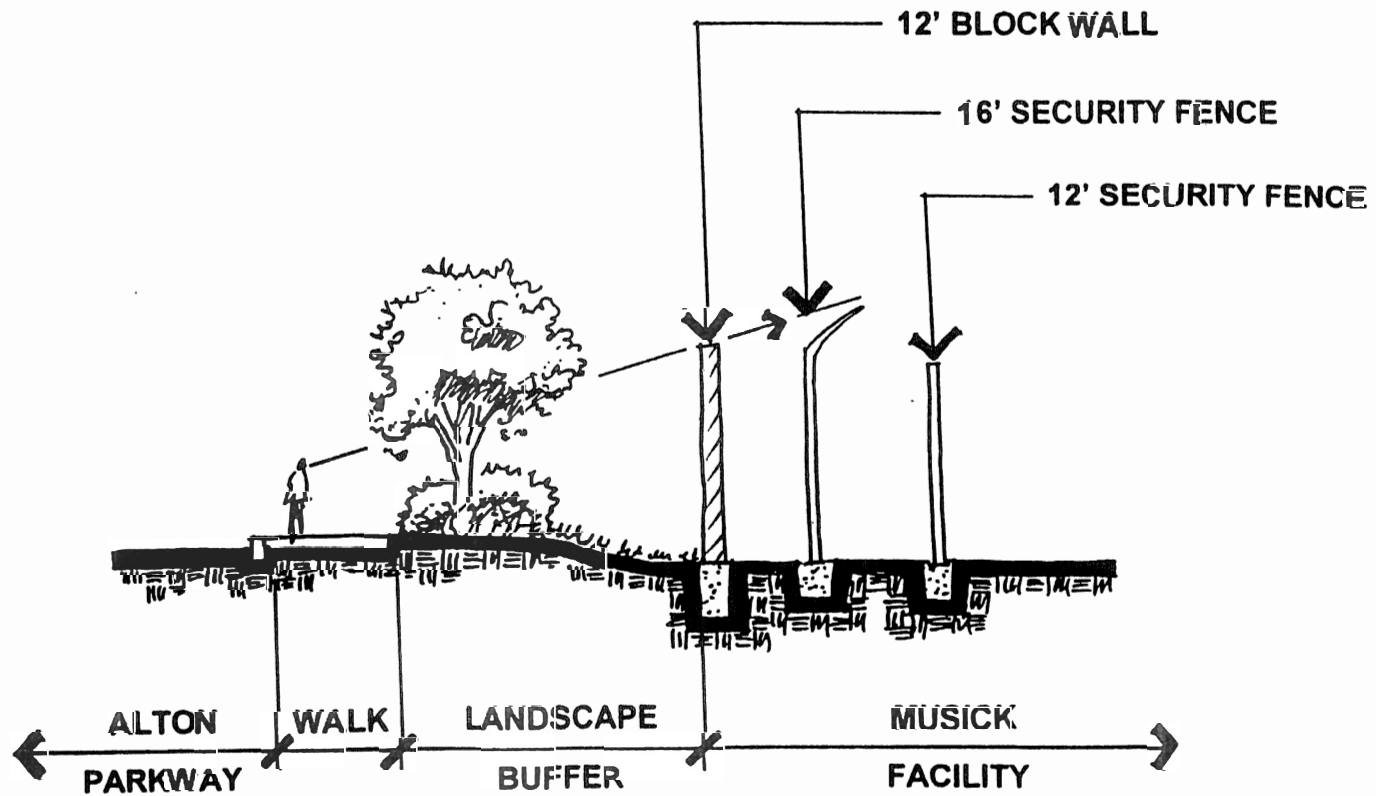
Exhibit 16 depicts the conceptual arrangement of the "First Defense" fence and a 12-foot wall proposed to block the view of the fence along Alton Parkway. These two exhibits act as significant aesthetic mitigation for the facility.

#### **5.4.3 Mitigation Measures**

31. *Prior to the approval of construction bid documents for any permanent building at the Musick Jail, a landscape plan shall be prepared by a licensed landscape architect. While landscaping is to be installed in recognition of sound security practice, visual buffering shall be installed where not inconsistent with security practice.*



# JAMES A. MUSICK FACILITY EXPANSION



NOT TO SCALE

This is a graphic representation of an engineering/planning concept and is shown for example purposes only. This graphic should not be interpreted literally, as other concepts and treatments may be proposed in the construction drawing process.

JAMES A. MUSICK FACILITY EXPANSION



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CONCEPTUAL WALL/FENCE SKETCH

001805  
EXHIBIT 16



32. *All new incarceration buildings at the Musick Jail visible to the public off-site shall be constructed with the office-appearing facade similar in nature to the Cells/Administration Building at the Theo Lacy Jail. Remaining buildings shall be designed in a compatible manner in keeping with the industrial park location of the jail site.*
33. *Prior to or concurrent with the construction of the first complex, a 12-foot block wall will be constructed along Alton Parkway inside the perimeter landscaping to conceal the "First Defense" fence. The design shall be reviewed by the Director, Planning and Development Services, and shall not interfere with the security of the facility.*

#### **5.4.4 Level of Significance After Mitigation**

No significant effects will remain after implementation of the recommended mitigation measures.